

Guida Residence

2808 & 2812 Ocean Blvd

Proposed Lot Merger Presentation



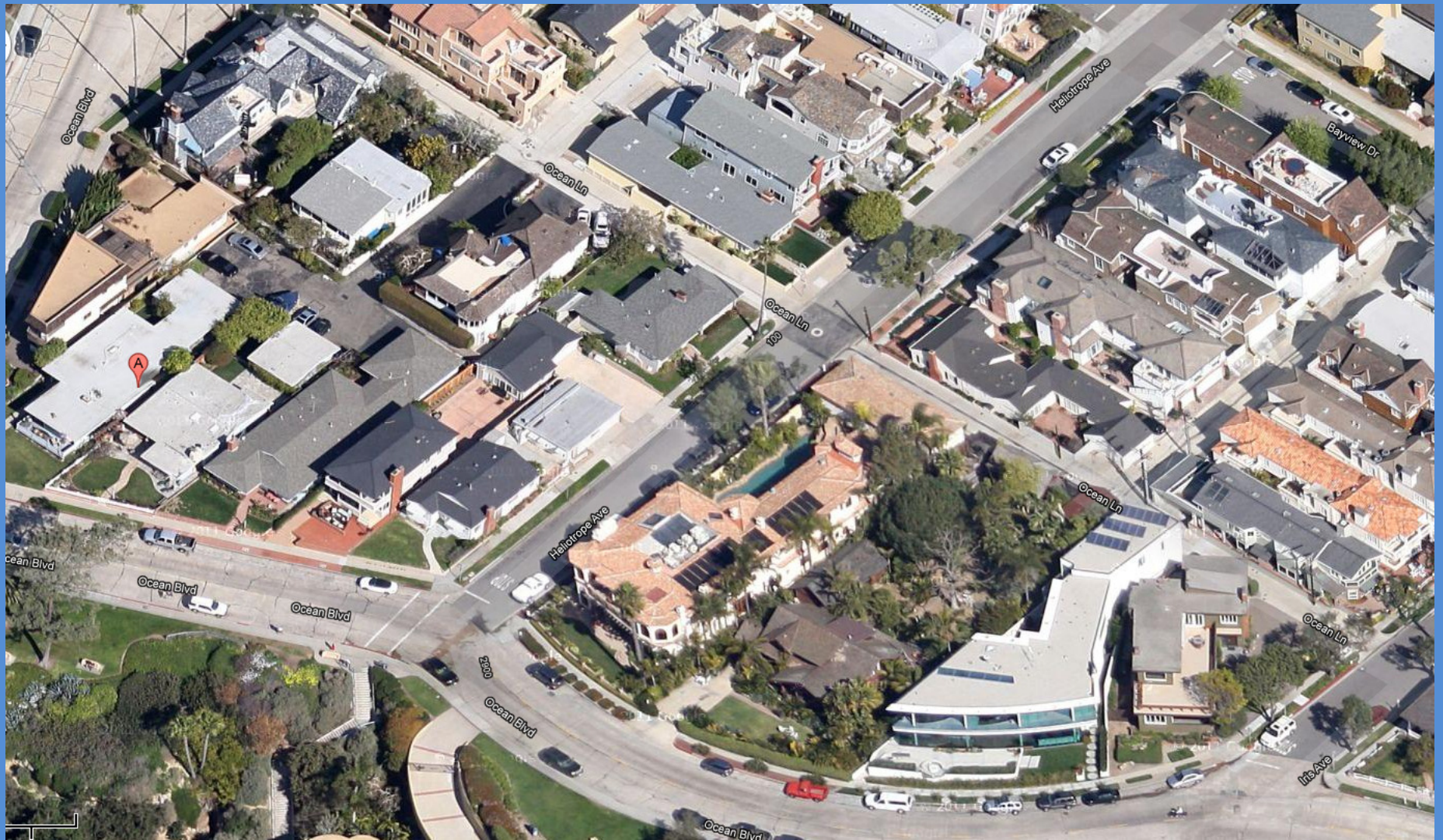




























Jones  
2800 Ocean Blvd.

Campbell  
2811 Ocean Lane.

2804  
Ocean Blvd.

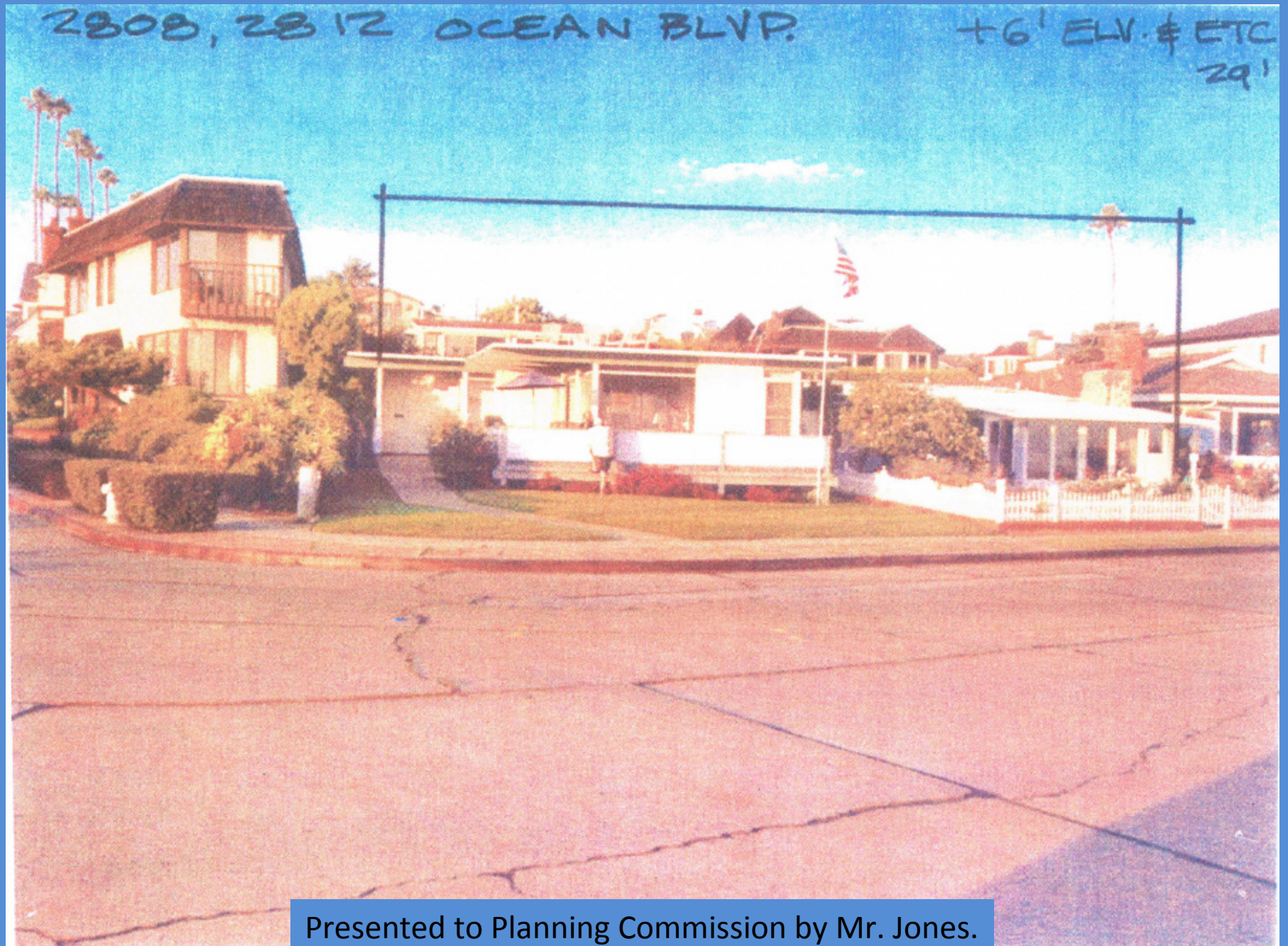
Silva  
2821 Ocean Blvd.

Guida  
2808 Ocean Blvd.

Guida  
2812 Ocean Blvd.

Ardis  
2818 Ocean Blvd.





Presented to Planning Commission by Mr. Jones.



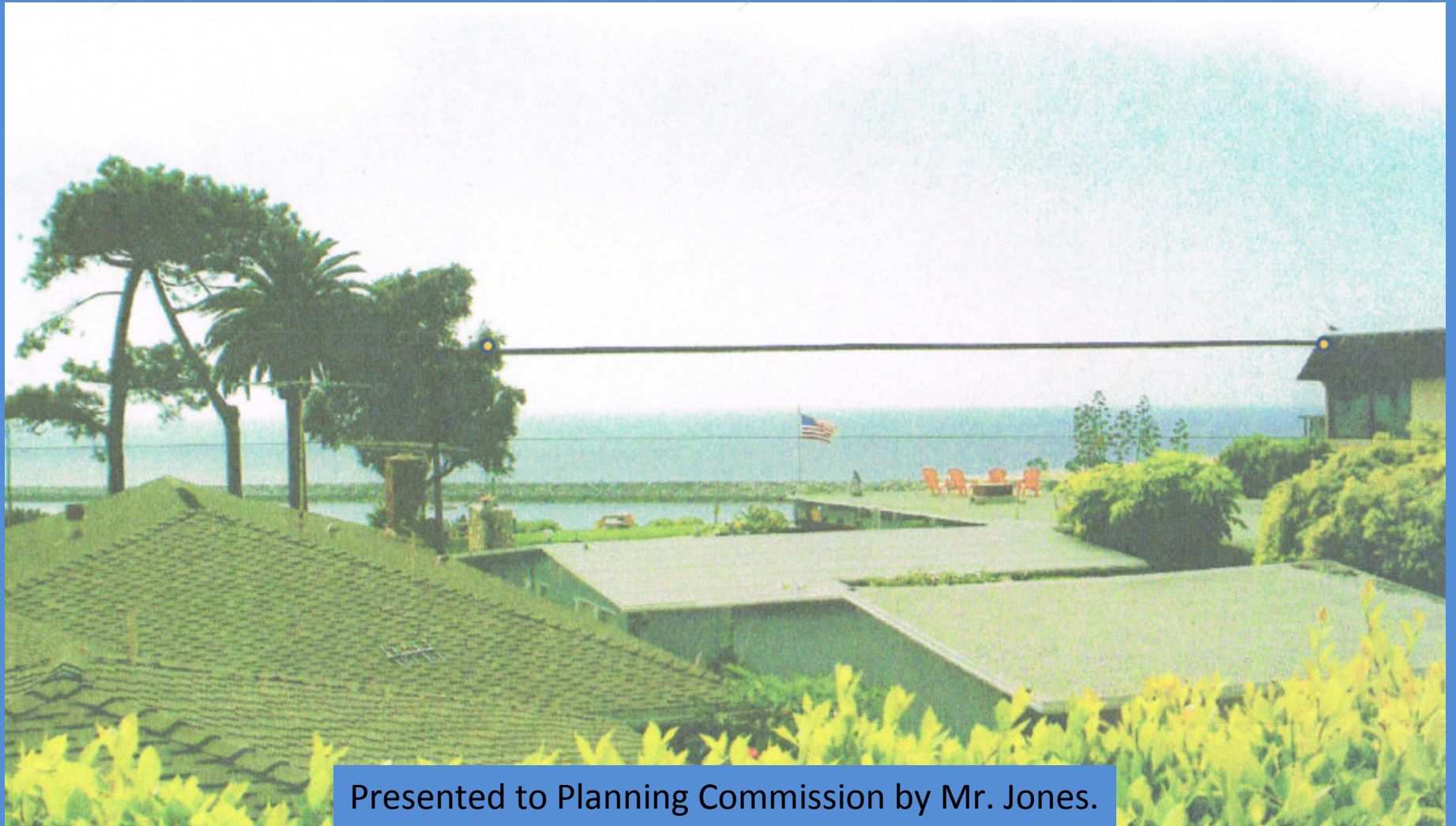
2811 OCEAN LANE

+6' ELV. & ETC



Presented to Planning Commission by Mr. Jones.



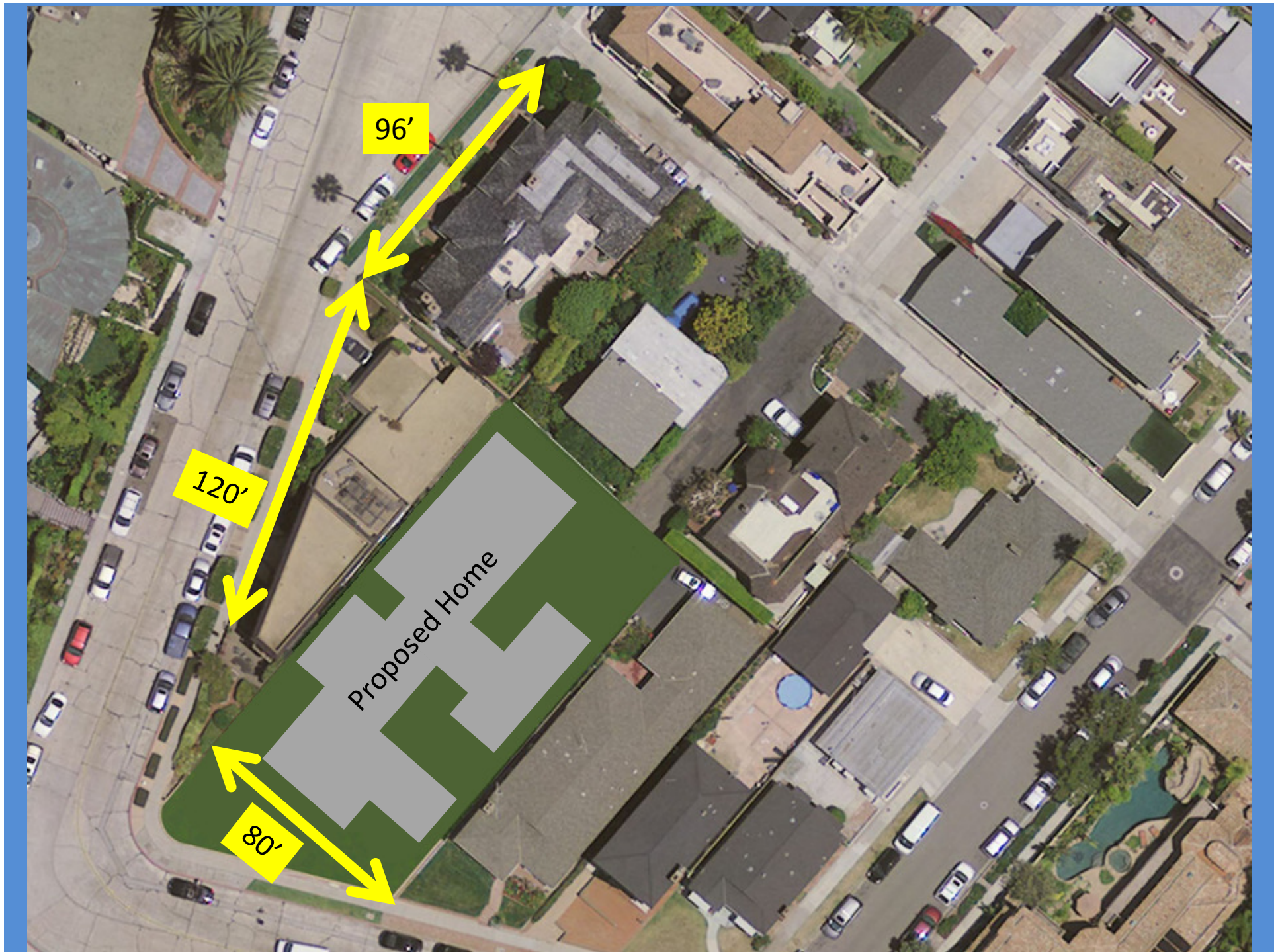


Presented to Planning Commission by Mr. Jones.













96' Lot Frontage  
Full Two story

























Building Footprint:  
4407 Sq. Ft

Building Footprint:  
3194 Sq. Ft

Total 7,601





Above Ground including Garage 5,952.05 S.F



Shot #1  
Existing





Shot #1  
REV 1





Shot #1  
REV 2





Shot #2  
Existing





Shot #2  
REV 1





Shot #2  
REV 2





Shot #3  
Existing





Shot #3  
REV 1

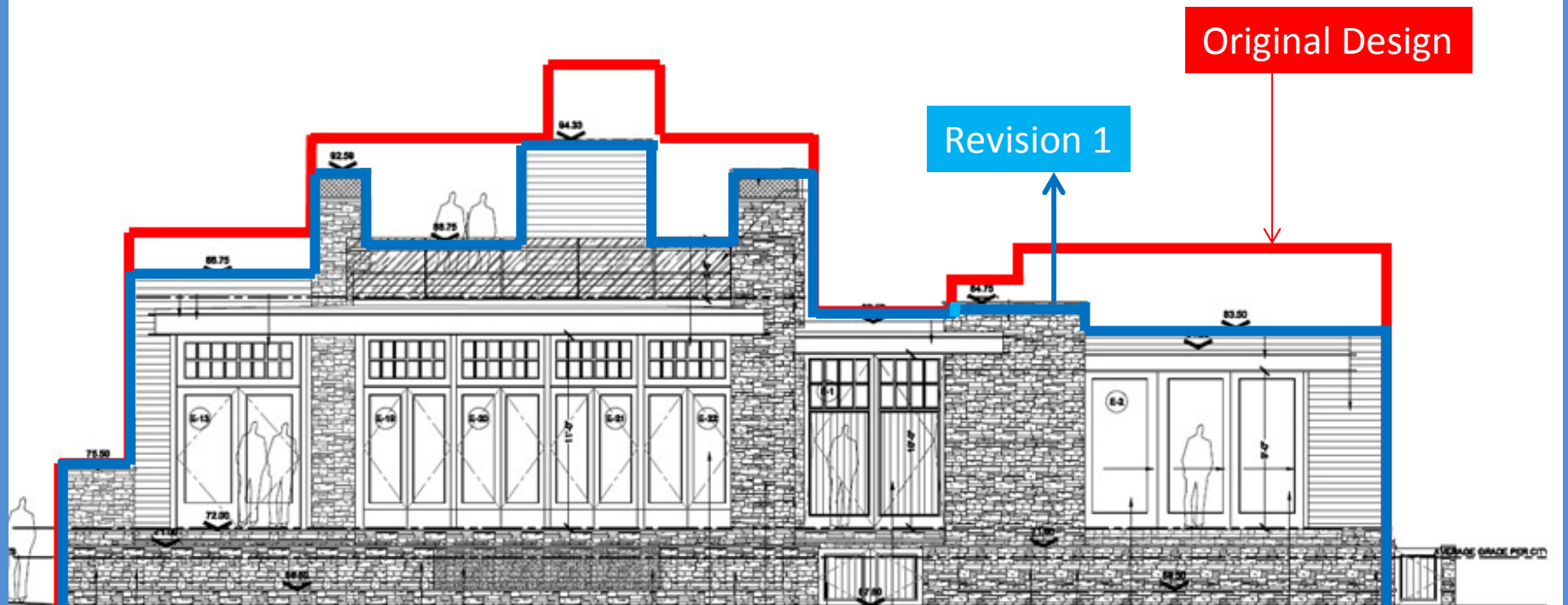




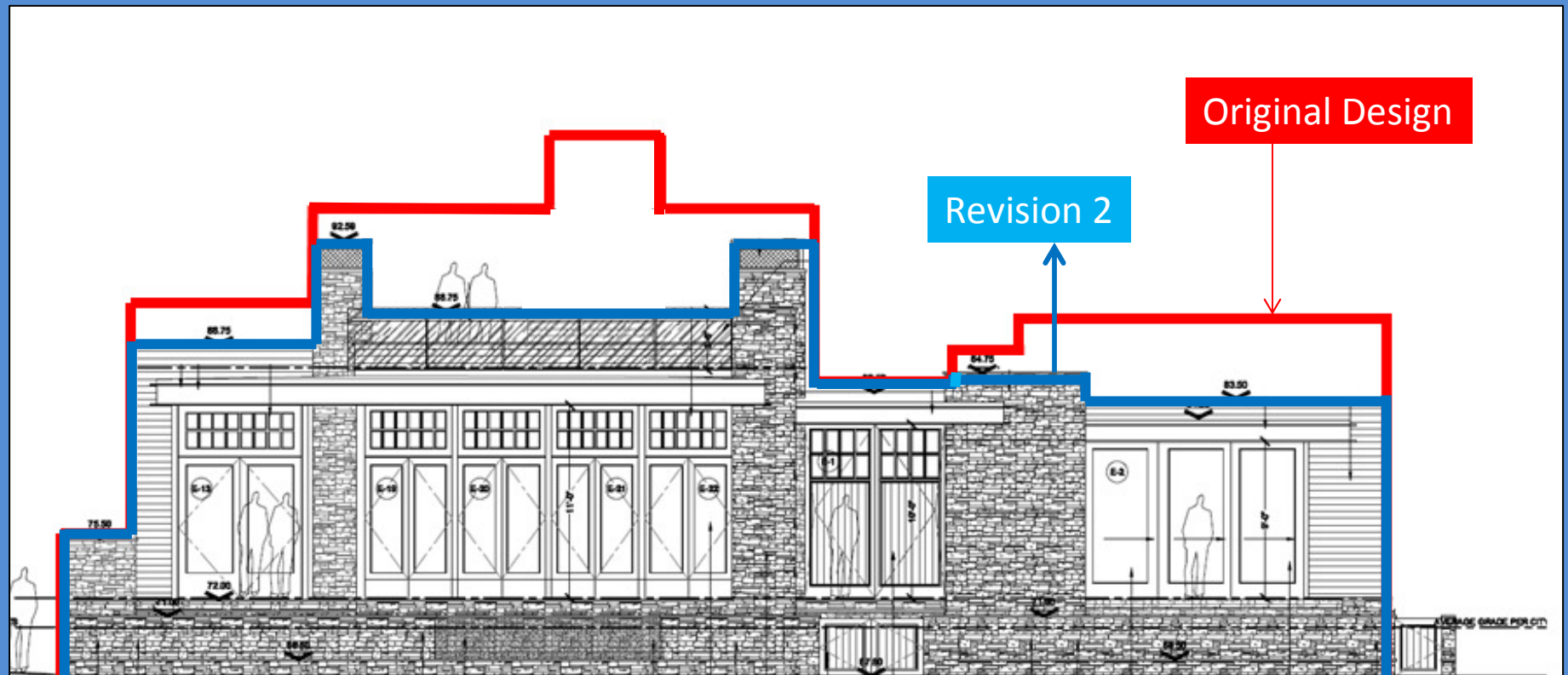
Shot #3  
REV 2

















# Conclusion



## City Requirements

## Proposed Development Standards

Merged Lots Buildable Area

10,046 SF

Maximum Floor Area Limit

1.5 F.A.L

**15,069 SF**

Per Newport Beach Zoning Code  
Subterranean Basements  
SF does not count toward F.A.L

**10,046 SF**

**1.0 F.A.L**

**10,046 SF**



## City Requirements

## Proposed For Flat Roof One-Story Home

Base Height Zone R-1  
Allowed Maximum Building Height

Proposed Maximum Building Height:  
All Heights measured from Established  
Grade of 70.20'

24'-0" For flat roof

**34% up to 15'-6"**  
**(Floor of Roof Deck)**

**33% up to 15'**  
**( Measured to Top of Roof)**

**33% up to 14'**  
**(Measured to Top of Roof)**



# Height Based on Established Grade of: 70.2'

Height Based on Established Grade of: 70.20'

By averaging four corners of

**71.4'**

**72.4'**

**68.7'**

**68.3'**

Total  $280.8/4 =$

**70.2'**



# Side Yard Set backs

Existing city requirements

4'

New Side  
Yard set backs  
6'



